



## 5 Rockyvale Green Calgary Alberta

\$1,399,900

**\*\*OPEN HOUSE: Sat Jan 18, 1 to 3pm\*\*** Words fail to describe this incredible custom home backing onto a municipal reserve in the popular Northwest Calgary neighbourhood of Rocky Ridge. Offering almost 4000sqft of air-conditioned luxury, this extensively upgraded bungalow enjoys a total of 3 bedrooms + den, infloor heating on both levels, stunning designer kitchen with granite countertops, oversized heated garage & wide open Western views of the mountains, amazing sunsets & beyond! Complemented by soaring vaulted ceilings & an expanse of windows, the open concept design of the main floor features heated tile floors, grand living room with sleek fireplace accented by built-ins & floor-to-ceiling stone surround, dining room with built-in granite-topped hutch & showpiece custom kitchen with walk-in pantry, large centre island & upgraded Electrolux stainless steel appliances including built-in convection oven + Frigidaire cooktop stove. The private owners' retreat - with its own separate access to the backyard deck, has a large walk-in closet complete with built-in organizers & spa-inspired ensuite with granite-topped double vanities & heated floors, corner jetted tub & oversized glass steam rainshower with body jets. The lower level - with big windows & infloor heating, is beautifully finished with 2 bedrooms - each with large closets, full bathroom with walk-in glass shower & sensational games/rec room with stone-facing fireplace, wall of built-ins & massive entertainment wet bar with wine racks. Over the garage is a fantastic bonus room with vaulted ceilings, walk-in closet & full bath...making it the perfect space for a guest or 4th bedroom. Dedicated main floor home office with French doors & walk-in closet. Main floor laundry/mudroom with sink & granite counters, built-in bench & Electrolux washer & dryer. Oversized & heated 2 car garage with granite-topped workbe...

3pc Bathroom Measurements not available

Recreational, Games room 33.17 Ft x 30.42 Ft

Bedroom 16.25 Ft x 11.08 Ft

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2pc Bathroom Measurements not available

6pc Bathroom Measurements not available

Dining room 13.67 Ft x 11.50 Ft

Kitchen 16.58 Ft x 14.00 Ft

Den 13.83 Ft x 13.00 Ft

Laundry room 11.83 Ft x 9.83 Ft

Primary Bedroom 14.67 Ft x 13.00 Ft

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 27.50 Ft x 15.83 Ft

Bonus Room 19.92 Ft x 17.67 Ft